

MINOR VARIANCE APPLICATION
Under Section 45 of the *Planning Act*

To be held on Wednesday, August 2, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00176
Owner(s): Darren Doyle & Katie Loftus
Location: 369 Lanark Avenue
Ward: 15 - Kitchissippi
Legal Description: Part Lots 255, 256 & 285, Reg. Plan 4M-28
Zoning: R3E
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to construct a two and a half storey, three bedroom addition at the rear of their existing one and a half storey detached dwelling, as shown on plans filed with the Committee. The application indicates that the existing dwelling at the front is to be changed to a secondary dwelling unit, interior renovations to that unit are planned and that the Owners will occupy the new addition at the rear.

RELIEF REQUIRED:

In order to proceed, the Owners require the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

- a) To permit a reduced lot width of 11.9 metres, whereas the By-law requires a minimum lot width of 15 metres.
- b) To permit a reduced lot area of 335 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- c) To permit an increase in building height to 8.5 metres, whereas the By-law permits a maximum building height of 8.0 metres.
- d) To permit a reduced rear yard setback of 26.3% of the lot depth (8.02 metres), whereas the By-law requires a minimum rear yard setback equal to 30% of the lot depth which, in this case, is 9.14 metres.
- e) To permit a secondary dwelling unit on a lot that is legally non-complying with respect to lot width or lot area, whereas the By-law states that a secondary dwelling unit is not permitted on a lot that is legally non-complying with respect to lot width or lot area.

THE APPLICATION indicates that the Property is not the subject of any other current application under the *Planning Act*.